

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Sage Ridge School Gym</b>			
Project Description: +/- 24,000 sf Gym with open area, restrooms, lockers and weight room.			
Project Address: 0 Crossbow Ct., Washoe County, Nevada			
Project Area (acres or square feet): 2.71 acres or 118,235 sf			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Crossbow Ct North of the existing Sage Ridge School. Major cross street is Arrowcreek Parkway to the South.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
152-021-09	33.42		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Sage Ridge School		Name: Montane Building Group, Inc.	
Address: 2515 Crossbow Ct.		Address: 5475 Reno Corporate Dr., Suite 300	
Washoe County, NV	Zip: 89511	Reno, NV	Zip: 89511
Phone: 775 852-6222	Fax:	Phone: 775 624-3966	Fax: 775 624-3966
Email: tbechtel@sageridge.org		Email: paul@montanebuildinggroup.com	
Cell:	Other:	Cell: 775 560-4815	Other:
Contact Person: Tobin Bechtel		Contact Person: Paul Slocum	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Sage Ridge School		Name:	
Address: 2515 Crossbow Ct.		Address:	
Washoe County, NV	Zip: 89511		Zip:
Phone: 775 852-6222	Fax:	Phone:	Fax:
Email: tbechtel@sageridge.org		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Tobin Bechtel		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Special Use Permit Application  
Supplemental Information**  
(All required information may be separately attached)

1. What is the project being requested?

Building a +/- 24,000 sf gym for Sage Ridge School.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

See attached.

3. What is the intended phasing schedule for the construction and completion of the project?

There will be one phase. Looking at starting construction 5/1/2021 and finishing by 12/24/2021.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

This project is a natural expansion of an already existing school. It will be located adjacent to the existing school on property set aside for the school's expansion.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

As a state-of-the-art gymnasium this project will bring an immediate positive impact by offering existing and future students the opportunity to excel in a very competitive athletic environment while attending one of the brightest private schools in Northern Nevada. With an ever-growing community this project will provide a greater capacity of choice when it comes to one's education.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

There will be no anticipated negative impacts as the proposed project is to be located on a parcel that is surrounded by existing educational facilities.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

See Attached.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	Municipal
b. Electrical Service	NV Energy
c. Telephone Service	
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	
g. Water Service	Municipal

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #	64508	acre-feet per year	17.14
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

Ground Water Municipal

10. Community Services (provided and nearest facility):

a. Fire Station	Corner of Arrowcreek Parkway & Thomas Creek
b. Health Care Facility	Saint Mary's on Wedge Parkway
c. Elementary School	NA
d. Middle School	NA
e. High School	NA
f. Parks	2950 Arrowcreek Parkway
g. Library	16050 Wedge Parkway
h. Citifare Bus Stop	Route 56 Walmart & Kohl's



Property Owner Affidavit

Applicant Name: SAGE RIDGE SCHOOL

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, Sallie B. Armstrong, President of Sage Ridge School Board of Trustees  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 152-021-09 / 152-922-05

Printed Name Sallie B. Armstrong

Signed *Sallie B. Armstrong*

Address 1750 Skyline Blvd.

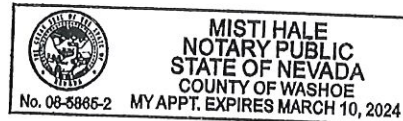
Reno, NV 89509

Subscribed and sworn to before me this 7th day of January, 2021.

*Misti Hale*  
Notary Public in and for said county and state

My commission expires: 03/10/2024

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship





January 6, 2021

Paul Slocum, Owner  
Montane Building Group, Inc.  
5475 Reno Corporate Drive, Suite 300  
Reno, NV 89511

### **Traffic Letter – Sage Ridge School Gymnasium Addition**

Dear Mr. Slocum,

This letter provides a basic assessment of potential traffic impacts associated with a proposed gymnasium at Sage Ridge School (2515 Crossbow Court) in Washoe County, NV. The proposed project is a new 24,071 square foot gymnasium building to be located at the northwestern corner of the campus. Additional parking is proposed near the existing terminus (north end) of Crossbow Court as shown in the attached site plan.

#### ***Trip Generation***

A gymnasium is an ancillary feature, or amenity, provided at many schools, rather than a critical element which dictates vehicular trip generation. Neither student enrollment or school staffing are directly related to whether or not a gymnasium is present on campus. Sage Ridge School has functioned as a premier school in Washoe County for many years without a gymnasium. Being an ancillary component of the campus, a gymnasium is not expected to increase traffic to/from the campus in any significant way, particularly during peak traffic periods (morning and mid-afternoon).

Trip generation rates for Private School (K-12) (Land Use 536) are presented in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 10<sup>th</sup> Edition*. Trip rates are available based on the number of students or based on the number of employees/staff, as these are known to be the best measures of traffic generation. There is very limited data for building square footage, but the ITE manual cautions against using that data due to the small data sample size. Further, using square footage as a measure of trips would be inaccurate because those rates are based primarily on classroom and administration spaces, not large open area gymnasiums. In short, the building area data is not appropriate for an ancillary gymnasium.

To be conservative, it is estimated that adding a gymnasium to the campus could increase school peak hour traffic by approximately 5% compared to the current trip generation of Sage Ridge School. Note that any special events in the gymnasium building would typically occur in the evening, at different times than the school arrival or dismissal peaks. Therefore, events would not compound existing peak traffic conditions.



With a typical enrollment of about 220 students, Sage Ridge School is estimated to currently generate approximately 180 peak hour trips based on an AM peak hour rate of 0.81 trips per student per ITE. At an estimated increase of 5%, **construction of a gymnasium would be expected to add on the order of nine (9) peak hour trips to the project area.** The increase in traffic would be negligible/very minor even at a 10% increase, which is not expected.

### ***Washoe County Requirements for a Traffic Impact Study***

Washoe County Code requires a formal traffic impact study when a proposed development is expected to generate 80 or more peak hour trips.

The proposed project is anticipated to generate less than 10 peak hour trips, therefore no further study would typically be required. No further study is recommended in this case given the existing infrastructure in the project area. The Crossbow Court/Arrowcreek Parkway intersection is All-Way Stop Controlled. The addition of approximately nine (9) trips during the peak hours would be negligible compared to the intersection capacity. Similarly, the Thomas Creek Road/Arrowcreek Parkway intersection was recently improved with a traffic signal and the low number of new trips would not create any notable impact at that location.

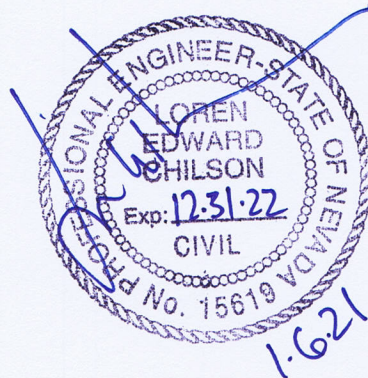
### ***Conclusion***

The gymnasium project is anticipated to generate approximately nine (9) new trips during the peak hours. This low level of traffic generation is well below the Washoe County threshold for a traffic impact study (80 peak hour trips) and the project is not expected to create any notable impacts at nearby intersections.

Please do not hesitate to contact us at (775) 322-4300 with any questions.

Sincerely,  
Headway Transportation, LLC

Loren E. Chilson, PE  
Principal



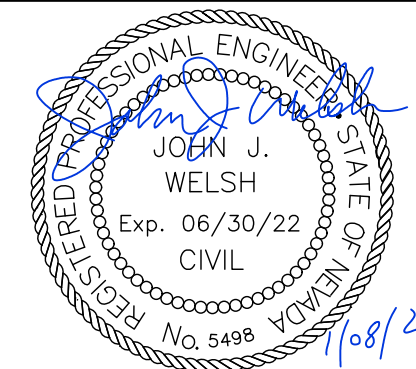
Attachments: A – Site Plan











**SAGE RIDGE SCHOOL  
GYM EXPANSION &  
CROSSBOW COURT  
EXTENSION**

OWNER

**MONTANE BUILDING  
GROUP**  
5475 RENO CORPORATE  
DRIVE, #300  
RENO, NV 89511

NO.	DATE	DESCRIPTION

PROJECT NO: 1097.01.25

DESIGNED BY: DJT

DRAWN BY: KJH

CHECKED BY: JJW DATE 01/04/2021

DATE: 01/08/2021

This drawing is the property of NCE, including all patented and patentable features, and/or confidential information and its use is conditioned upon the user's agreement not to reproduce the drawing, in whole or part, nor the material described therein, nor the use of the drawing for any purpose other than specifically permitted in writing by NCE.

SHEET TITLE

**NOTES, LEGEND,  
AND  
ABBREVIATIONS**

DRAWING  
**G1**

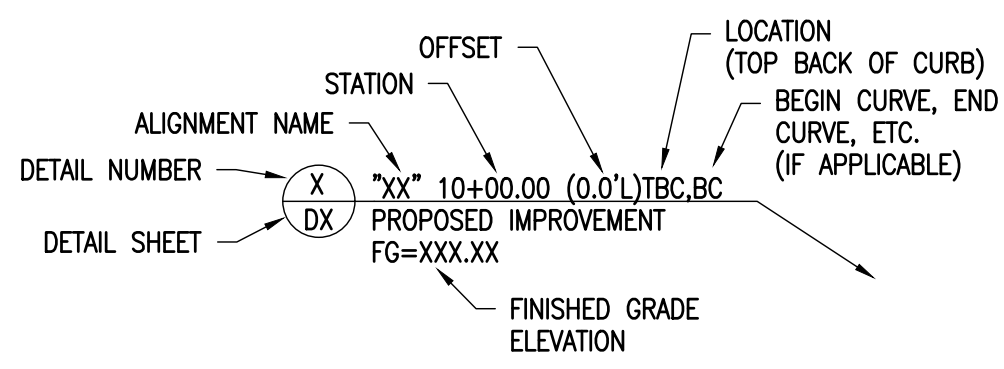
SHEET 1 OF 7

**ABBREVIATIONS**

NOT ALL ABBREVIATIONS LISTED ARE USED IN THESE PLANS

AB	AGGREGATE BASE	MFOR	MANUFACTURER
AC	ASPHALT CONCRETE	MH	MANHOLE
A/G	ABOVE GROUND	MAX	MAXIMUM
Ø	AT	MDD	MAXIMUM DRY DENSITY
APPROX	APPROXIMATE	MJ	MECHANICAL JOINT
ASS'Y	ASSEMBLY	MI	MILE
AVG	AVERAGE	MIN	MINIMUM
AWWA	AMERICAN WATER WORKS ASSOCIATION	MISC	MISCELLANEOUS
		MVC	MIDDLE OF VERTICAL CURVE
BC	BEGIN CURVE	N	NORTH
BMP	BEST MANAGEMENT PRACTICES	NEC	NATIONAL ELECTRICAL CODE
BOW	BACK OF WALK	NIC	NOT IN CONTRACT
BSP	BLACK STEEL PIPE	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	#	OR NO NUMBER
BVC	BEGIN VERTICAL CURVE	OC	ON CENTER
		OG	ORIGINAL GRADE
C&G	CURB AND GUTTER	OWS	OIL/WATER SEPARATOR
CB	CATCH BASIN		
CF	CUBIC FEET	±	PLUS OR MINUS
CL	CENTERLINE	PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE
CLR	CLEAR	PE	PERMANENT EASEMENT
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
CO	CLEAN OUT	POS	POSITIVE
COMM	COMMUNICATION	PRC	POINT OF REVERSE CURVE
CONC	CONCRETE	PSI	POUNDS PER SQUARE INCH
CONST	CONSTRUCT	PT	POINT
CP	CONTROL POINT	PTC	PERMISSION TO CONSTRUCT
CY	CUBIC YARD	PUE	PUBLIC UTILITY EASEMENT
* OR DEG	DEGREE(S)	PVC	POLYVINYL CHLORIDE
DI	DROP INLET	PVI	POINT OF VERTICAL INTERSECTION
Ø	OR DIA	PVMT	PAVEMENT
DI	DUCTILE IRON		
DWG	DRAWING	R	RADIUS
DW OR DWY	DRIVEWAY	RCP	REINFORCED CONCRETE PIPE
E	EAST	REVEG	REVEGETATION
EA	EACH	RT	RIGHT
EASE	EASEMENT	R/W, ROW	RIGHT-OF-WAY
EC	END OF CURVE	S	SLOPE, SOUTH
EG	EXISTING GRADE	SCH	SCHEDULE
ELEC	ELECTRIC	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDR	STANDARD DIMENSION RATIO
EL	ELEVATION	SDMH	STORM DRAIN MANHOLE
EVC	END OF VERTICAL CURVE	SF	SQUARE FOOT/FEET
EX	EXISTING	SHT	SHEET
FCA	FLANGE COUPLING ADAPTER	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEAN OUT
FG	FINISH GRADE	SS	SANITARY SEWER, STAINLESS STEEL
FFC	FRONT FACE CURB	STA	STATION
FES	FLARED END SECTION	STD	STANDARD
FL	FLOWLINE	SY	SQUARE YARD
FLG	FLANGED		
FLG OR ' "	FOOT, FEET	TBC	TOP BACK OF CURB
FW	FACE OF WALK	TC	TOP OF CURB
FV	FLUSH VALVE	TCE	TEMPORARY CONSTRUCTION EASEMENT
G	GAS	TW	TOP OF WALL
GV	GATE VALVE	TYP	TYPICAL
GB	GRADE BREAK	UGE	UNDERGROUND ELECTRIC
GSP	GALVANIZED STEEL PIPE	UGT	UNDERGROUND TELEPHONE
HP	HIGH POINT	U/G	UNDERGROUND
HOR	HORIZONTAL	VC	VERTICAL CURVE
HDPE	HIGH DENSITY POLYETHYLENE	VG	VALLEY GUTTER
HMAC	HOT MIXED ASPHALT CONCRETE		
IE	INVERT ELEVATION	W	WATER
ID	INSIDE DIAMETER	WL	WATER LINE
IN OR "	INCH	W	WEST
INT	INTERSECTION	W/	WITH
IRR	IRRIGATION	WM	WATER METER
L.T.L	LEFT		
LEN	LENGTH		
LF	LINEAR FEET		
LP	LOW POINT		
LS	LUMP SUM		

**TYPICAL IMPROVEMENT NOTE**



**TRUCKEE MEADOWS REGIONAL STORMWATER QUALITY MANAGEMENT PROGRAM**

- THE CONTRACTOR SHALL SUBMIT A COPY OF THEIR NOTICE OF INTENT (NOI) TO THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP) TO BE REGULATED UNDER STORMWATER GENERAL PERMIT NVR10000 AND SUBMIT A COPY OF THE RECEIPT FOR PAYMENT OF THE ANNUAL FEE OR THE LETTER OF AUTHORIZATION FROM NDEP TO THE ENGINEER. ONCE PAYMENT HAS BEEN RECEIVED BY NDEP, THE APPLICANT IS IMMEDIATELY COVERED UNDER THE STATE'S PERMIT. TO SUBMIT A NOTICE OF INTENT (NOI) CONTACT:  
  
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION  
BUREAU OF WATER POLLUTION CONTROL  
901 S. STEWART STREET, SUITE 4001  
CARSON CITY, NV 89701  
775-687-9418  
ATtn: ANDREW DIXON
- BY SUBMITTING A COPY OF THE NOI AND THE RECEIPT OR AUTHORIZATION FROM NDEP, THE CONTRACTOR ACKNOWLEDGES THAT THE CONTRACTOR IS AWARE OF THE REQUIREMENTS SET FORTH IN THE STATE'S GENERAL PERMIT AND HAVE DEVELOPED AND WILL IMPLEMENT A SITE SPECIFIC STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE APPLICANT FURTHER ACKNOWLEDGES THAT THE CONTRACTOR IS AWARE OF THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK AND THE REQUIRED PERFORMANCE STANDARDS SET FORTH IN SECTION 3.3 OF THE HANDBOOK. TO ENSURE COMPLIANCE WITH THESE PERFORMANCE STANDARDS, THE APPLICANT SHALL SUBMIT A COMPLETED PERFORMANCE STANDARDS COMPLIANCE CHECKLIST, INDICATING THE BMPs THAT IMPLEMENT STANDARDS 1-12. IT IS RECOMMENDED THAT THE APPLICANT ALSO ATTACH A COPY OF THE CHECKLIST TO THEIR SWPPP.
- THE CONTRACTOR AND/OR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS-OF-WAY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE CONTRACTOR AND CONTRACTOR'S AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN WASHOE COUNTY ORDINANCE NO. 1223 AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
- THE OPERATOR SHALL PROVIDE TEMPORARY STABILIZATION, OR INITIATE PERMANENT STABILIZATION, OF DISTURBED AREAS WITHIN 14 CALENDAR DAYS OF THE MOST RECENT LAND DISTURBANCE IN AREAS WHERE CONSTRUCTION OR SUPPORT ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED OR HAVE PERMANENTLY CEASED. REFER TO STORM WATER GENERAL PERMIT NVR100000, (§3.6).
- AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMP'S AT LEAST WEEKLY, PRIOR TO ANY FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR CONTRACTOR'S AGENT SHALL UPDATE OR MODIFY THE STORM WATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORM WATER GENERAL PERMIT NVR100000, (§111.A.11-12).
- THE PERMITTEE SHALL CONDUCT, AT A MINIMUM, A ROUTINE SITE INSPECTION ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5 INCH OR GREATER STORM EVENT. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES A MAXIMUM OF ONE-HALF THE HEIGHT OF THE SILT FENCE OR ONE-HALF THE HEIGHT OF THE FIBER ROLL. SEDIMENT SHALL BE REMOVED FROM TEMPORARY AND PERMANENT SEDIMENTATION BASINS, PONDS AND TRAPS WHEN THE DEPTH OF THE SEDIMENT COLLECTED IN THE BASIN REACHES 50% OF THE STORAGE CAPACITY.



**LEGEND**

**PROPOSED FEATURES**

—5040—	MAJOR CONTOUR
—5041—	MINOR CONTOUR
=====	EDGE OF PAVEMENT
=====	CURB AND GUTTER
-----	SAWCUT
—8" W—	WATER LINE
⊗	GATE VALVE
⊗	CHECK VALVE
⊗	BUTTERFLY VALVE
⊗	FIRE HYDRANT
—12" SD—	STORM DRAIN PIPE
⊗	STORM DRAIN MANHOLE
⊗	STORM DRAIN INLET
—6" SS—	SANITARY SEWER PIPE
⊗	SANITARY SEWER MANHOLE
SSC⊗	SANITARY SEWER CLEANOUT
—JT—	JOINT TRENCH
—GAS—	GAS LINE
—E—	UNDERGROUND ELECTRIC
—X—	FILTER FABRIC FENCE / SILT FENCE
—O—	CONSTRUCTION FENCING
—O—	TREE PROTECTION FENCING
⊗	SWALE
⊗	SILT ROLL / FIBER ROLL
⊗	PORTLAND CEMENT CONCRETE
⊗	AC PAVEMENT
⊗	RIP-RAP
⊗	CLASS 2 AGGREGATE BASE
⊗	REVEGETATION
⊗	TRENCH DRAIN
⊗	ROCK SHOULDER
0.20%	SLOPE INDICATORS
⊗	DRIVEWAY
⊗	PEDESTRIAN RAMP
⊗	CONCRETE VAULT
⊗	WALL
⊗	AC DEMOLITION
⊗	CONC DEMOLITION

**EXISTING FEATURES**

—5040—	MAJOR CONTOUR
—5041—	MINOR CONTOUR
-----	EDGE OF PAVEMENT
—W—	WATER LINE
—SS—	SANITARY SEWER PIPE
—SD—	STORM DRAIN PIPE
—E—	UNDERGROUND ELECTRIC
—GAS—	GAS LINE
—OHU—	OVERHEAD UTILITY
—T—	UNDERGROUND TELEPHONE
—U—	UNDERGROUND UTILITY
-----	DRAINAGE CHANNEL FLOWLINE
-----	RIGHT-OF-WAY
-----	PROPERTY LINE
⊗	SURVEY MONUMENT
⊗	SANITARY SEWER MANHOLE
⊗	STORM DRAIN MANHOLE
⊗	POINT ELEVATION W/DESCRIPTOR
⊗	FIRE HYDRANT
⊗	GATE VALVE
⊗	AC PAVEMENT

**NOTES**

- ANY SIDEWALK, CURBS, GUTTERS OR ANY OTHER CONCRETE STRUCTURES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PER STANDARD SPECIFICATIONS AND STANDARD DETAILS, AT NO ADDITIONAL COST.
- UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. WHERE EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AND ALL AFFECTED UTILITY COMPANIES TO LOCATE ALL BURIED UTILITIES AT LEAST 48 HOURS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR RELOCATION OF UTILITIES AS REQUIRED BY THE WORK. EXISTING UTILITY TYPE, LOCATION, MATERIAL AND SIZE ARE BASED ON A SEARCH OF EXISTING RECORDS. WHENEVER CONNECTIONS TO OR CLEARANCE FROM AN EXISTING UTILITY IS REQUIRED, THE CONTRACTOR SHALL POthOLE TO VERIFY THE LOCATION, SIZE AND MATERIAL OF THE UTILITY PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS, BUILDINGS OR OTHER STRUCTURES RESULTING FROM CONTRACTOR'S CONSTRUCTION ACTIVITIES. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE ENGINEER AND THE OWNER AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE DRAWINGS AND THE CONDITIONS EXISTING IN THE FIELD. THE CONTRACTOR SHALL COMPARE ALL DRAWINGS AND VERIFY THE FIGURES BEFORE LAYING OUT THE WORK AND WILL BE RESPONSIBLE FOR ANY ERRORS WHICH MIGHT HAVE BEEN AVOIDED THEREBY. IF THE CONTRACTOR FAILS TO NOTIFY THE ENGINEER IN A TIMELY MANNER OF ANY APPARENT ERROR OR OMISSION ON THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING WORK INCORRECTLY DONE AT THE CONTRACTOR'S OWN EXPENSE.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE PROJECT SPECIFICATIONS, PROJECT PLANS AND CONSTRUCTION DETAILS, THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) ORANGE BOOK, AND THE LATEST EDITION OF THE STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION (SDPWC) PER WASHOE COUNTY SHALL APPLY EXCEPT WHERE OTHERWISE NOTED ON THE PLANS OR SPECIAL PROVISIONS. SITE DESIGN HAS BEEN ACCOMPLISHED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF WASHOE COUNTY DEVELOPMENT CODES.
- PAYMENT FOR WORK SHOWN ON THESE PLANS EITHER SPECIFIED OR INFERRED, BUT NOT IN THE BID PROPOSAL SHALL BE CONSIDERED AS INCLUDED IN THE PRICE PAID FOR OTHER ITEMS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL MANHOLE RIMS, EXISTING UTILITY COVERS, POLES, SIGNS, BOXES, FENCES, ETC. WITHIN THE CONSTRUCTION LIMITS ARE RESET TO THE FINISH GRADE (AND ACCORDING TO THE DETAILS IF APPLICABLE) WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CONSTRUCTION WATER FOR CONTRACTOR'S NEEDS, AS WELL AS SECURING STAGING AREA LOCATIONS FOR CONTRACTOR'S USE.
- DURING THE ENTIRE DURATION OF THIS CONSTRUCTION CONTRACT, THE CONTRACTOR SHALL IMPLEMENT STRINGENT DUST CONTROL MEASURES IN ACCORDANCE WITH WASHOE COUNTY RULES AND REGULATIONS. THE CONTRACTOR IS REQUIRED TO SUPPRESS DUST AT ALL TIMES, 24 HOURS A DAY, 7 DAYS A WEEK REGARDLESS OF WHEN CONSTRUCTION ACTIVITIES ARE OCCURRING.
- BEFORE ANY WORK IS STARTED IN THE STREET RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ADVANCED WARNING SIGNS FOR THE CONSTRUCTION ZONE. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "NEVADA TRAFFIC CONTROL MANUAL" - CURRENT EDITION, AND TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" - CURRENT EDITION, WASHOE COUNTY AND NDOT AND BE APPROVED BEFORE CONSTRUCTION BEGINS.
- DURING THE ENTIRE DURATION OF THIS CONSTRUCTION CONTRACT, THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH NDEP STORM WATER GENERAL PERMIT AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK PERFORMANCE STANDARDS SET FORTH IN SECTION 3.3 OF THE HANDBOOK. THE CONTRACTOR IS REQUIRED TO IMPLEMENT BEST MANAGEMENT PRACTICES AT ALL TIMES, 24 HOURS A DAY, REGARDLESS OF WHEN CONSTRUCTION ACTIVITIES ARE OCCURRING.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES THROUGHOUT CONSTRUCTION. IF ANY EXISTING INFRASTRUCTURE IS DAMAGED, IT SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- THE SCALES INDICATED THROUGHOUT THESE DRAWINGS PERTAIN TO 24"x36" SHEET SIZE. IF USING 11"x17" REDUCED PLANS, ADJUST SCALE ACCORDINGLY.
- DEBRIS COLLECTION DEVICES SHALL BE INSTALLED IN ALL STORM DRAIN AND SANITARY MANHOLES PRIOR TO CONSTRUCTION. DEVICES SHALL BE MONITORED AND MAINTAINED DURING THE PROJECT AND PROPERLY REMOVED UPON COMPLETION.
- UNLESS OTHERWISE DIRECTED OR APPROVED BY THE OWNER ALL WORK SHALL BE ACCOMPLISHED DURING NORMAL WORKING HOURS THAT ARE DEFINED AS BEING FROM 7:00AM TO 7:00PM MONDAY THROUGH FRIDAY.
- THE CONTRACTOR SHALL COOPERATE WITH ANY OTHER CONTRACTORS OR UTILITY COMPANY FORCES WORKING WITHIN THE PROJECT AREA.
- ALL SURFACES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE COMPLETION OF CONSTRUCTION. EXISTING CONCRETE SUCH AS SIDEWALK, CURB, AND GUTTER SHALL BE REMOVED TO LIMITS MARKED IN FIELD BY THE ENGINEER. ALL REMOVAL MATERIALS SHALL BE DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROTECT IN PLACE ALL EXISTING, BOXES, SIGNS, POLES, ETC. ADJACENT TO OUR OUTSIDE OF CONSTRUCTION LIMITS WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
- PAYMENT FOR WORK SHOWN ON THESE PLANS EITHER SPECIFIED OR INFERRED, BUT NOT INCLUDED IN THE BID PROPOSAL, SHALL BE CONSIDERED AS INCLUDED IN THE PRICE PAID FOR OTHER ITEMS OF WORK.
- THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS AND PAY ALL FEES PRIOR TO CONSTRUCTION.

**TRAFFIC NOTES**

- THE CONTRACTOR SHALL INSTALL AND MAINTAIN NECESSARY TEMPORARY PEDESTRIAN & SAFETY CONTROL DEVICES.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY HOT/COLD MIX RAMP AT DRIVEWAYS, ALLEYS, INTERSECTIONS AND AT THE BEGINNING AND ENDING OF GRADE DROP-OFFS WITHIN THE TRAVEL LANE. RAMP SHALL BE SUFFICIENTLY SLOPED TO ELIMINATE HAZARDOUS DRIVING CONDITIONS AND SHALL BE NO STEEPER THAN 5%. (NO DIRECT PAYMENT)
- THE CONTRACTOR SHALL CONSTRUCT SAFETY SLOPES WHERE PUBLIC TRAFFIC IS EXPOSED TO DROP-OFFS GREATER THAN 4 INCHES DURING NON-WORKING HOURS. DELINEATORS SHALL BE PLACED AT ALL DROP-OFF LOCATIONS AND BARRIER RAILS SHALL BE PLACED WHERE DROP-OFFS EXCEED 18 INCHES. (NO DIRECT PAYMENT)

File: P:\Active Projects\Montane Building Group - 1097\1097.dwg, 21-Sep-2021 10:45:23 AM, User: jk... (7/21/2021 10:45:23 AM) Plot: 1097.dwg, 21-Sep-2021 10:45:23 AM, User: jk... (7/21/2021 10:45:23 AM)







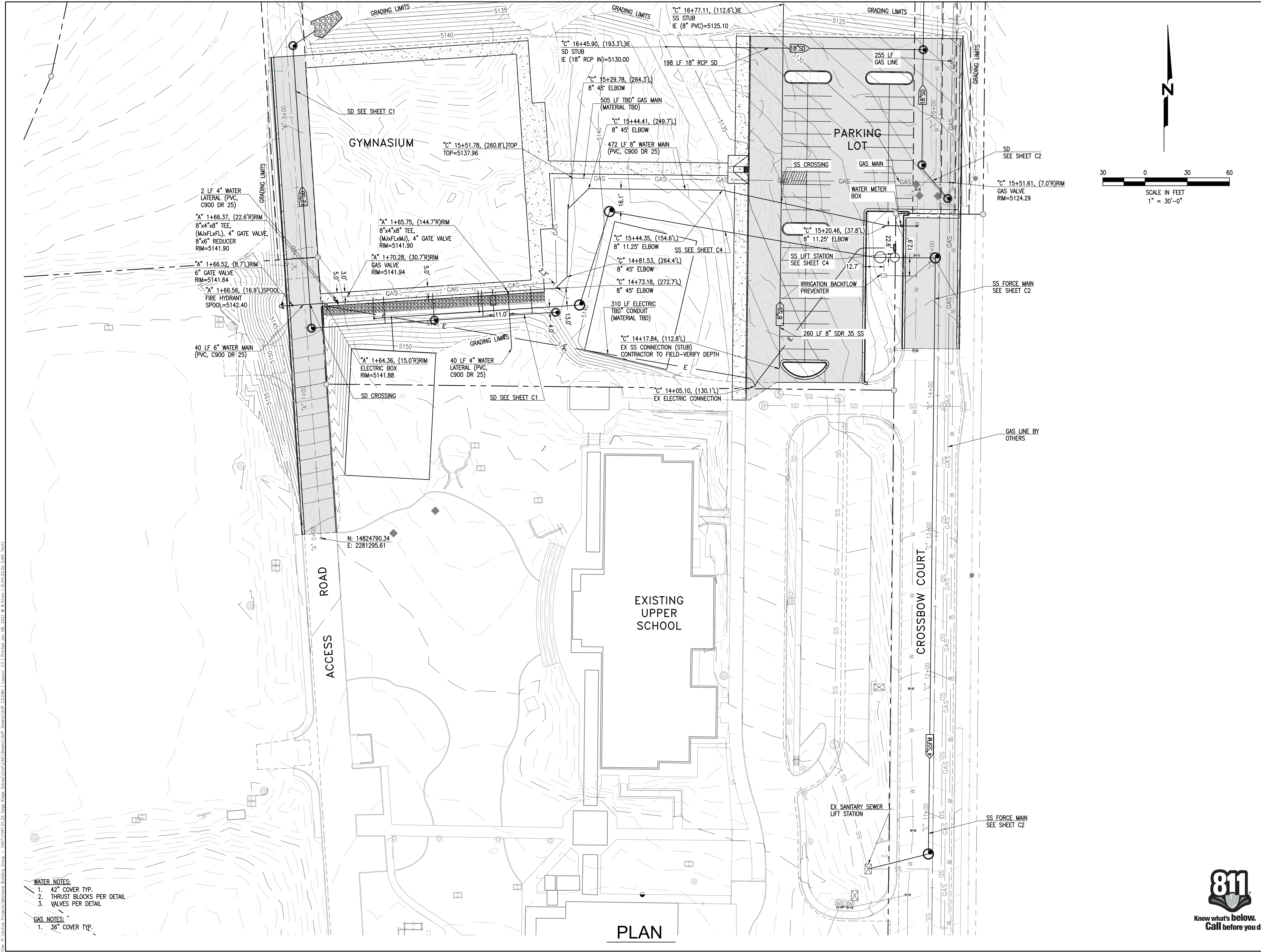




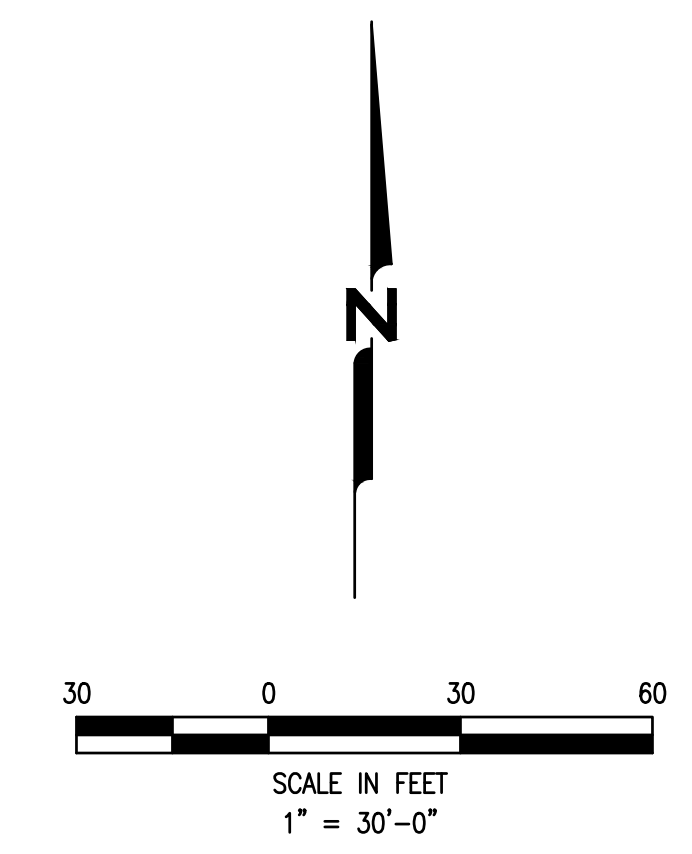




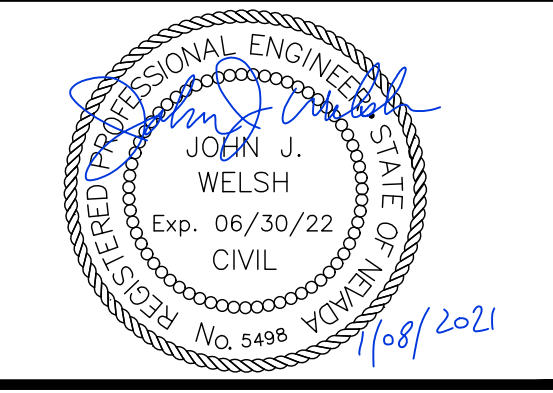
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- WATER NOTES:**
- 42" COVER TYP.
  - THRUST BLOCKS PER DETAIL
  - VALVES PER DETAIL
- GAS NOTES:**
- 36" COVER TYP.



**NCE**  
 1885 S. Arlington Ave. Suite 111  
 Reno, Nevada 89509  
 (775) 329-4955 \* Fax (775) 329-5098



**SAGE RIDGE SCHOOL  
 GYM EXPANSION &  
 CROSSBOW COURT  
 EXTENSION**

**OWNER**

**MONTANE BUILDING  
 GROUP**  
 5475 RENO CORPORATE  
 DRIVE, #300  
 RENO, NV 89511

NO.	DATE	DESCRIPTION

PROJECT NO: 1097.01.25  
 DESIGNED BY: DJT  
 DRAWN BY: KJH  
 CHECKED BY: JJW DATE 01/04/2021  
 DATE: 01/08/2021

SHEET TITLE

**UTILITY PLAN**

DRAWING  
**C3**

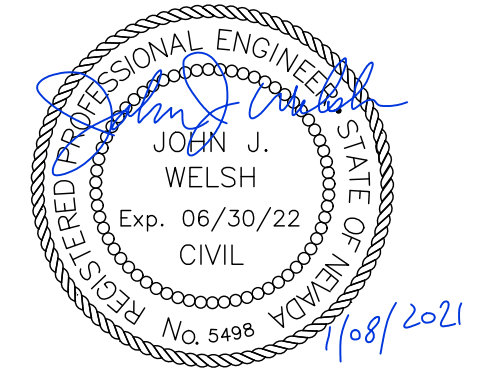


**PLAN**









**SAGE RIDGE SCHOOL  
 GYM EXPANSION &  
 CROSSBOW COURT  
 EXTENSION**

OWNER

**MONTANE BUILDING  
 GROUP  
 5475 RENO CORPORATE  
 DRIVE, #300  
 RENO, NV 89511**

NO.	DATE	DESCRIPTION

PROJECT NO: 1097.01.25

DESIGNED BY: DJT

DRAWN BY: KJH

CHECKED BY: JJW DATE 01/04/2021

DATE: 01/08/2021

This drawing is the property of NCE, including all patented and patentable features, and/or confidential information and its use is conditioned upon the user's agreement not to reproduce the drawing, in whole or part, nor the material described thereon, nor the use of the drawing for any purpose other than specifically permitted in writing by NCE.

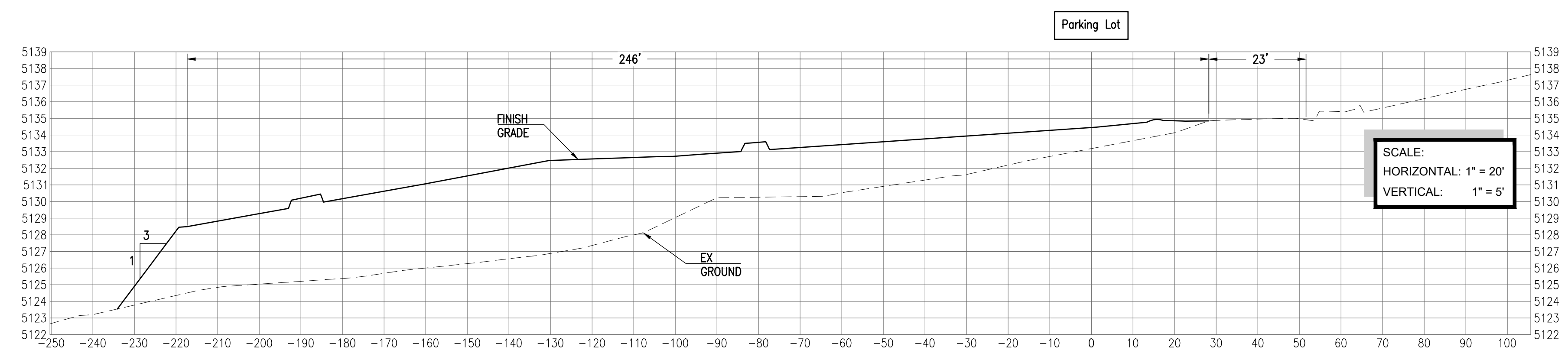
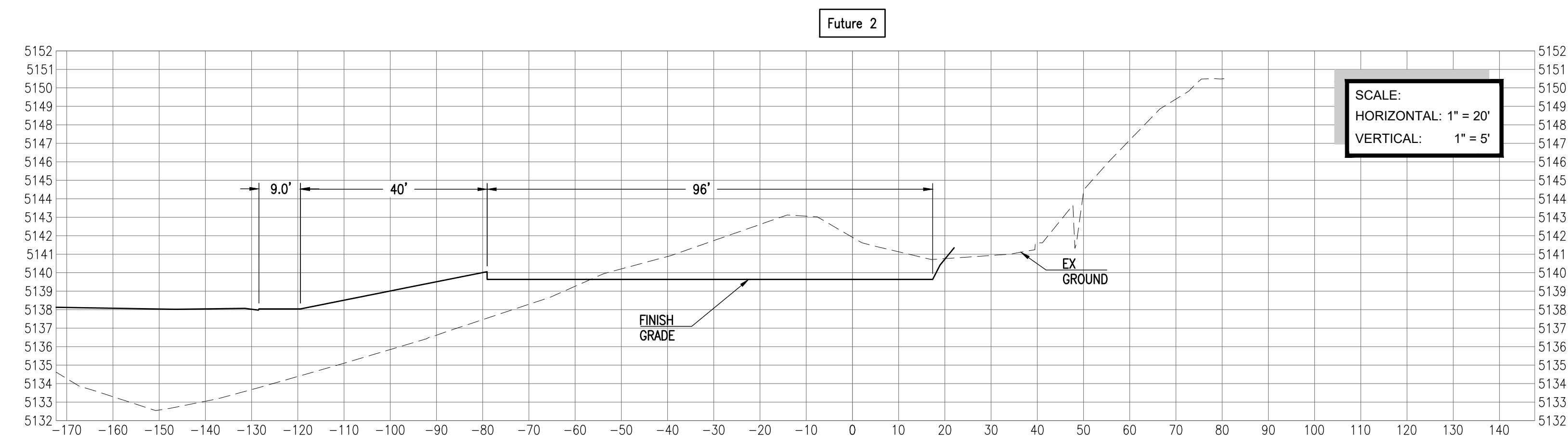
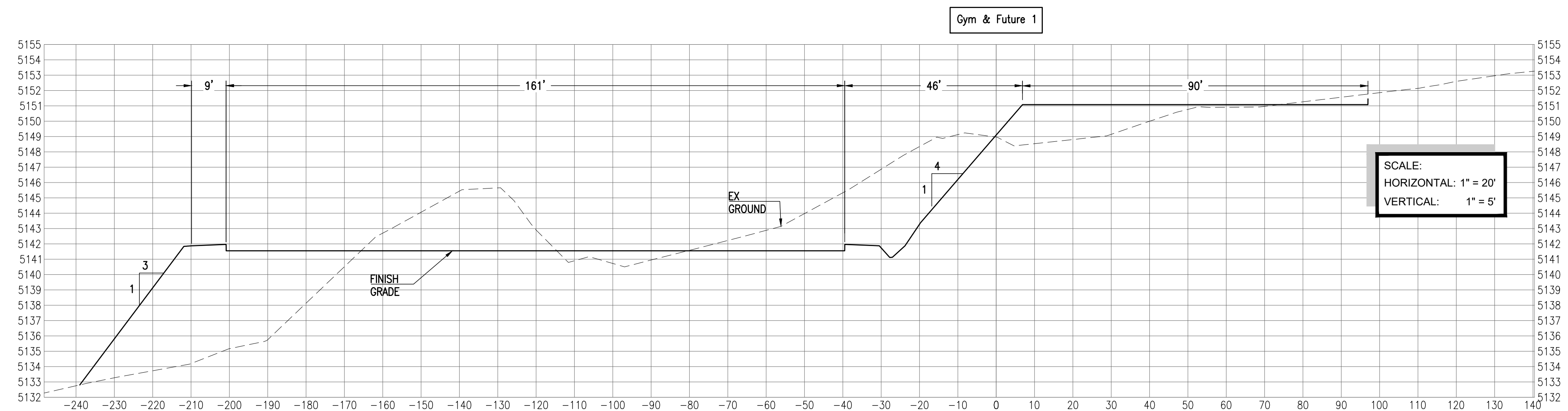
SHEET TITLE

**CROSS SECTIONS**

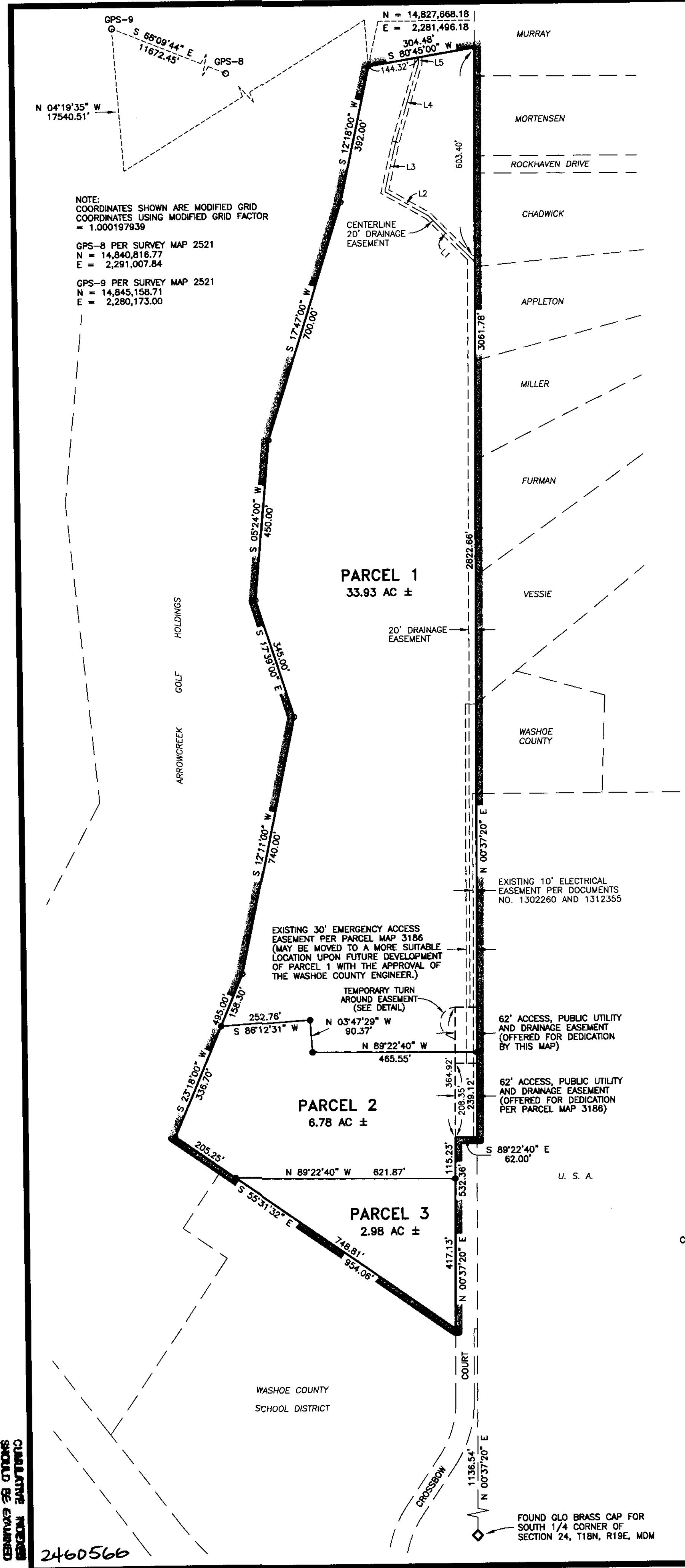
DRAWING

**CS-1**

SHEET 7 OF 7



File: P:\Active Projects\Montane Building Group - 1097\1097.01.25 Sage Ridge School\GIS\CAD\Sheet\GIP\_Sheet\GIP\_C1.dwg | Layout: CSI | Printed: Jan 08, 2021 @ 9:50am | 10.00x22.00 (ANSI Tech)



LINE	BEARING	DISTANCE
L1	N 45°01'31" W	184.31'
L2	N 60°26'25" W	139.37'
L3	N 12°58'23" E	144.68'
L4	N 16°54'14" E	232.51'
L5	N 00°00'00" E	15.15'

CURVE	DELTA	RADIUS	LENGTH
C1	160°27'18"	43.00'	120.42'
C2	31°55'06"	25.00'	13.93'

**BASIS OF BEARINGS:**  
NEVADA STATE PLANE COORDINATE SYSTEM,  
WEST ZONE GRID, NAD83

**LEGEND**

- SET 5/8" REBAR WITH CAP "PLS 4043" FOUND 5/8" REBAR WITH CAP "PLS 4043", UNLESS NOTED OTHERWISE
- DIMENSION POINT, NOTHING SET
- PUBLIC UTILITY AND CABLE TV EASEMENT
- DE DRAINAGE EASEMENT

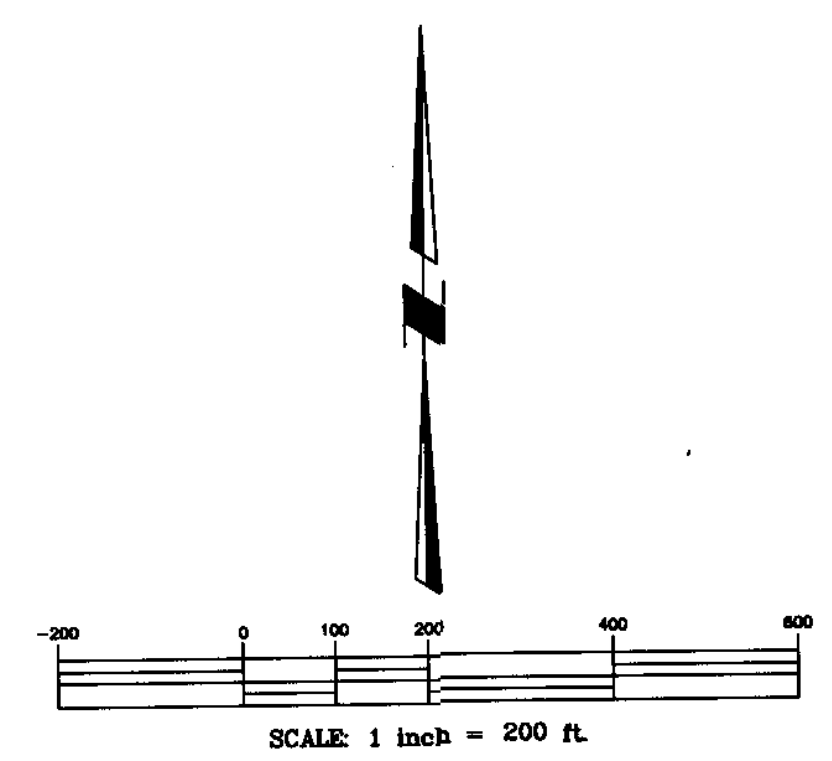
**REFERENCES:**

PARCEL MAP 3086, RECORDED AUGUST 28, 1996, AS DOCUMENT NO. 2025156; OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PARCEL MAP 3186, RECORDED MARCH 28, 1997, AS DOCUMENT NO. 2083875; OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

REVERSION PARCEL MAP 3570, RECORDED SEPTEMBER 13, 1999, AS DOCUMENT NO. 2379636; OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

TOTAL AREA = 43.69 ACRES ±



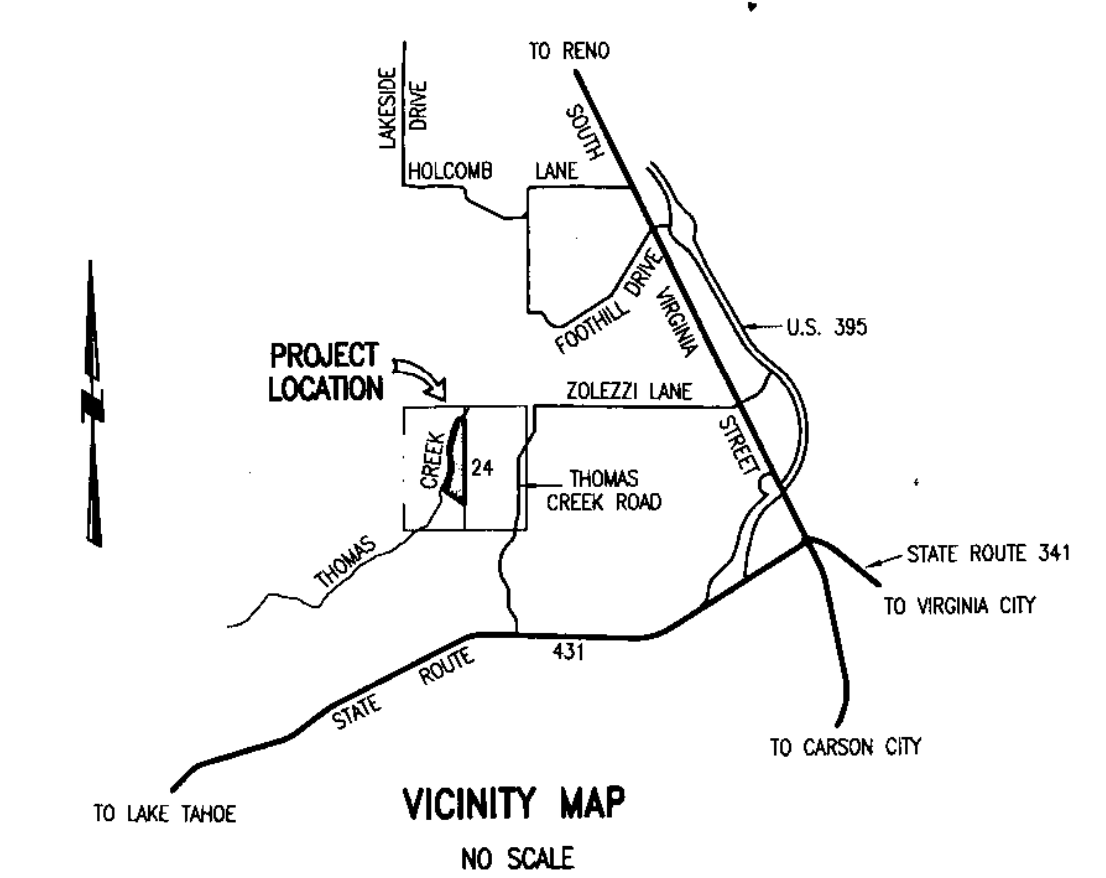
**WATER RIGHT DEDICATION CERTIFICATE**  
THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

*Vahid Behravan* 6/2/00  
WASHOE COUNTY UTILITY DIVISION DATE

**TITLE COMPANY CERTIFICATE**  
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT CROSSBOW NUMBER 1, L.L.C., A NEVADA LIMITED LIABILITY COMPANY, AND SAGE RIDGE SCHOOL, A NEVADA NON-PROFIT CORPORATION, OWN OF RECORD AN INTEREST IN THE LAND DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT SAGE RIDGE SCHOOL HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED, AND THAT IT IS THE ONLY HOLDER OF RECORD OF SECURITY INTEREST IN SAID LAND, AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED 4-25-2000 FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL THE ABOVE.

FIRST AMERICAN TITLE COMPANY OF NEVADA  
BY: *Joe McCaffrey* 6-2-2000  
JOE McCAFFREY, ASSISTANT SECRETARY DATE  
1999-20125-TD

- NOTES:**
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
  - PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL DEDICATED STREET RIGHTS-OF-WAY, 5 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES, AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES.
  - A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY AND CABLE TV FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
  - A 10 FOOT TRAFFIC CONTROL SIGNAGE AND PLOWED SNOW STORAGE EASEMENT IS HEREBY GRANTED ALONG THE WEST LINE OF CROSSBOW COURT.
  - A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED ALONG ALL PROPERTY LINES.
  - PER ARROWCREEK DEVELOPMENT AGREEMENT, NO RESIDENTIAL DEVELOPMENT IS PERMITTED WITHIN THE BOUNDARIES OF THIS PARCEL MAP.
  - REFER TO DOCUMENTS NO. 2460564 AND 2460565 FOR EMERGENCY ACCESS EASEMENT.



**OWNER'S CERTIFICATE**  
THIS IS TO CERTIFY THAT THE UNDERSIGNED CROSSBOW NUMBER 1, L.L.C., A NEVADA LIMITED LIABILITY COMPANY, AND SAGE RIDGE SCHOOL ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY AND DRAINAGE ARE HEREBY GRANTED, AND THAT CROSSBOW COURT AS SHOWN ON THIS MAP IS OFFERED FOR DEDICATION TO BE USED AS A PUBLIC THOROUGHFARE FOREVER.

CROSSBOW NUMBER 1, L.L.C. A NEVADA LIMITED LIABILITY COMPANY  
MICHAEL C. DERMODY, MANAGING MEMBER

SAGE RIDGE SCHOOL A NEVADA NON-PROFIT CORPORATION  
PAULA ANNE SMITH DERMODY, PRESIDENT

STATE OF NEVADA S.S.  
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 2, 2000  
BY MICHAEL C. DERMODY, AS MANAGING MEMBER OF CROSSBOW NUMBER 1, L.L.C., A NEVADA LIMITED LIABILITY COMPANY, AND PAULA ANNE SMITH DERMODY, AS PRESIDENT OF SAGE RIDGE SCHOOL, A NEVADA NON-PROFIT CORPORATION.

*Linda M. Forrester*  
NOTARY PUBLIC

LINDA M. FORRESTER  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No. 93-0359-2 - EXPIRES MAR 21, 2001

**SURVEYOR'S CERTIFICATE**  
I, GEORGE FONG, A PROFESSIONAL LAND SURVEYOR LICENCED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SAGE RIDGE SCHOOL.
- THE LANDS SURVEYED LIE WITHIN THE W1/2 OF SECTION 24, T.18N., R.19E., M.D.M., AND THE SURVEY WAS COMPLETED ON NOVEMBER 12, 1999.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

*George Fong*  
GEORGE FONG - PLS 4043

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA  
GEORGE FONG  
5/10/99  
PLS No. 4043

**UTILITY COMPANIES CERTIFICATE**  
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES.

*James Cain* 6-2-2000  
SIERRA PACIFIC POWER COMPANY DATE

*Paul Louw* 6/2/2000  
NEVADA BELL DATE

*Joe Slegid* 6/2/00  
TCI OF NEVADA, INC. DATE

*Susan Ford* 6/2/00  
WASHOE COUNTY UTILITY DIVISION DATE

**TAXATION CERTIFICATE**  
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER  
*Paul G. Anderson* 6-2-00  
DEPUTY DATE

**COMMUNITY DEVELOPMENT CERTIFICATE**  
THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP, PM10-50-99, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THEREFORE, THIS PARCEL MAP IS APPROVED ON THIS 2 DAY OF June, 2000. THE OFFER OF DEDICATION OF CROSSBOW COURT SHOWN HEREON IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

*Robert W. Sellman*  
ROBERT W. SELLMAN, COMMUNITY DEVELOPMENT DIRECTOR

<p>PARCEL MAP FOR SAGE RIDGE SCHOOL SITUATE WITHIN THE W1/2 OF SECTION 24, T.18N., R.19E., M.D.M. A DIVISION OF REVERSION PARCEL MAP 3570</p> <p>WASHOE COUNTY NEVADA</p>		<p>COUNTY RECORDER'S CERTIFICATE FILE NO: 2460566</p> <p>FILED FOR RECORD AT THE REQUEST OF <i>CA Inc</i> ON THIS <u>2</u> DAY OF <u>June</u>, 2000 AT <u>11</u> MINUTES PAST <u>1</u> O'CLOCK P.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.</p>
<p><b>CF&amp;A</b> PLANNERS • ENGINEERS • SURVEYORS LANDSCAPE ARCHITECTS 1150 CORPORATE BLVD. RENO, NV 89502 (775) 856-1150 FAX: (775) 856-1160</p>	<p>JOB NO. 98-003.42 DESIGNED: DRAWN: COMP. CHECKED: DATE: 11/12/99 SHEET NO. 1 OF 1 SHEETS</p>	<p>Kathryn L. Burke COUNTY RECORDER BY: <i>C. Bartley</i> DEPUTY FEE: 17.00</p>

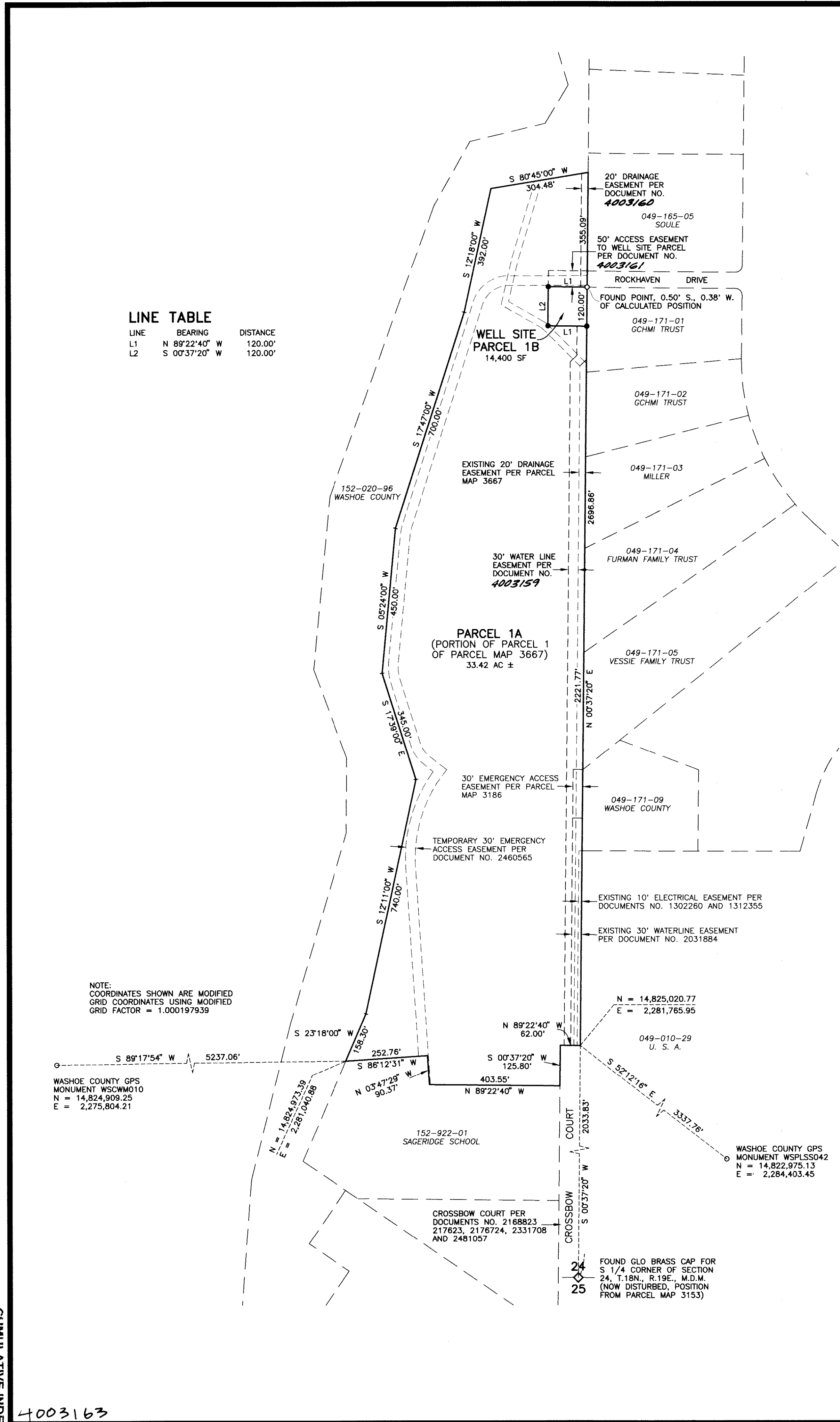
Parcel Map 3667

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

3667  
UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE



4003163



**LINE TABLE**

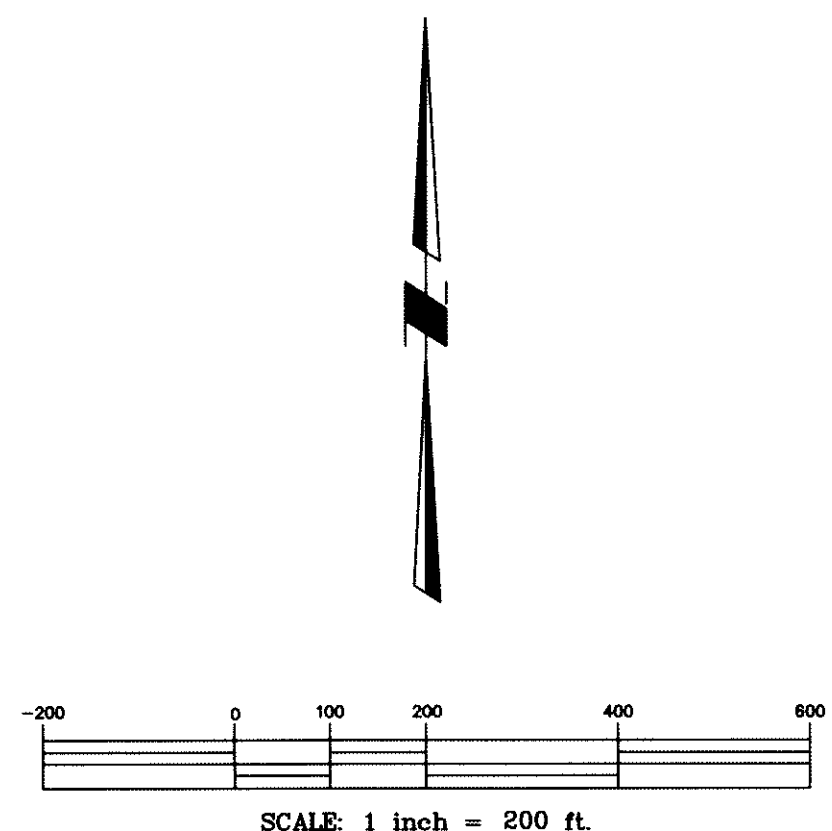
LINE	BEARING	DISTANCE
L1	N 89°22'40" W	120.00'
L2	S 00°37'20" W	120.00'

NOTE:  
COORDINATES SHOWN ARE MODIFIED  
GRID COORDINATES USING MODIFIED  
GRID FACTOR = 1.000197939

WASHOE COUNTY GPS  
MONUMENT WSCW010  
N = 14,824,909.25  
E = 2,275,804.21

CROSSBOW COURT PER  
DOCUMENTS NO. 2168823  
217623, 2176724, 2331708  
AND 2481057

FOUND GLO BRASS CAP FOR  
S 1/4 CORNER OF SECTION  
24, T.18N., R.19E., M.D.M.  
(NOW DISTURBED, POSITION  
FROM PARCEL MAP 3153)



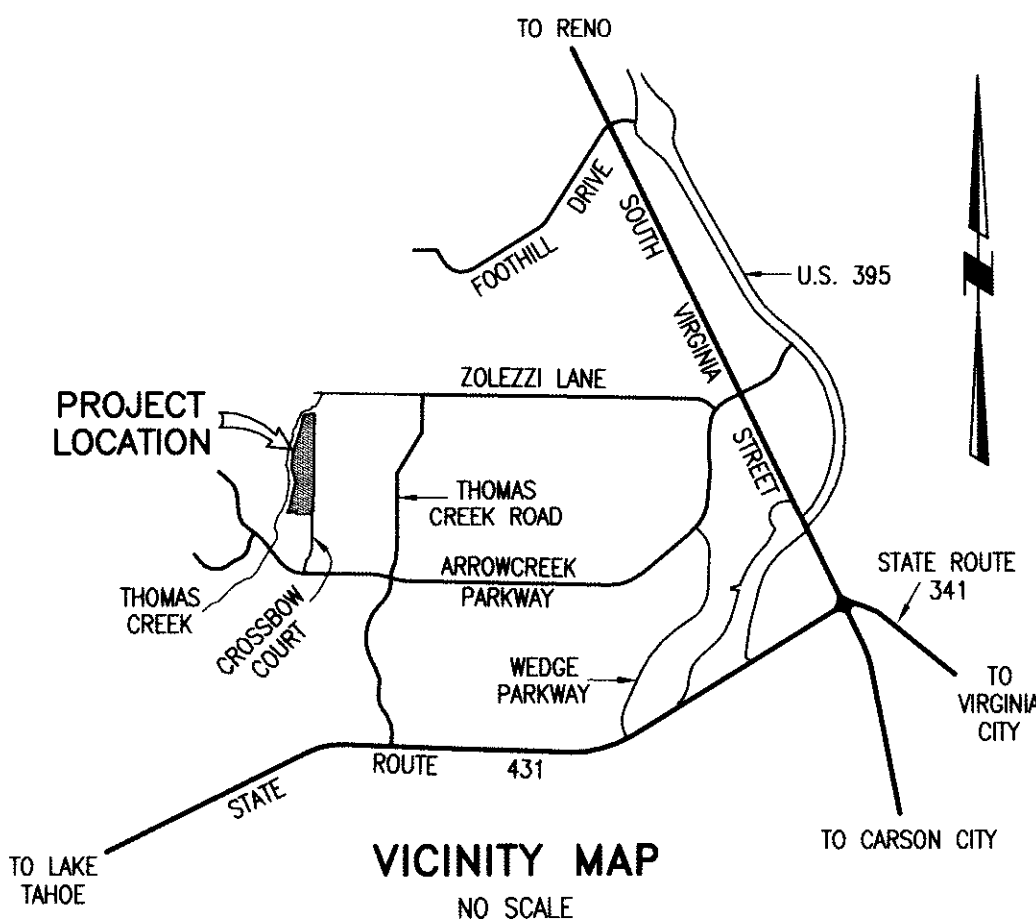
TOTAL AREA = 33.75 ± ACRES

**BASIS OF BEARINGS:**  
NEVADA STATE PLANE COORDINATE SYSTEM, WEST  
ZONE GRID, NAD83/94, PER PARCEL MAP 3667

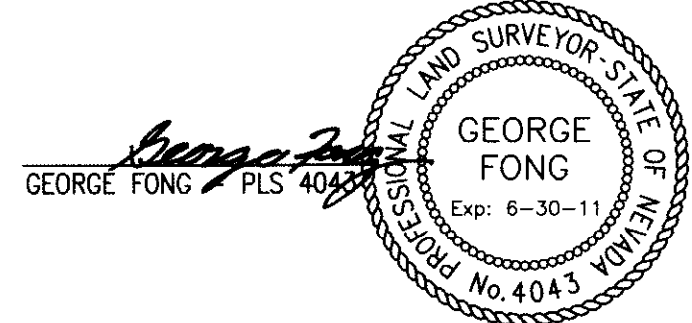
**REFERENCES:**  
PARCEL MAP 3667, RECORDED JUNE 30, 2000,  
AS DOCUMENT NO. 2460566, OFFICIAL RECORDS  
OF WASHOE COUNTY, NEVADA.  
RESOLUTION FOR ACCEPTING STREETS, RECORDED  
SEPTEMBER 11, 2000 AS DOCUMENT NO. 2481057,  
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

- LEGEND**
- SET 5/8" REBAR WITH CAP STAMPED "PLS 4043"
  - FOUND 2" ALUMINUM CAP MONUMENT IN CONCRETE, STAMPED "PLS 5666"
  - DIMENSION POINT

- NOTES:**
- PUBLIC UTILITY AND CABLE TV EASEMENTS GRANTED OVER THE TOTAL PARCEL BY PARCEL MAP 3667 AS FOLLOWS: 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES; A PUBLIC UTILITY AND CABLE TV EASEMENT WAS ALSO GRANTED WITHIN THE TOTAL PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCEL AND THE RIGHT TO EXIT SAID PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
  - A 10 FOOT TRAFFIC CONTROL SIGNAGE AND PLOWED SNOW STORAGE EASEMENT WAS GRANTED ALONG THE WEST LINE OF CROSSBOW COURT PER PARCEL MAP 3667.
  - A 5 FOOT PRIVATE DRAINAGE EASEMENT WAS GRANTED COINCIDENT WITH THE SIDE AND REAR LINES OF THE TOTAL PARCEL PER PARCEL MAP 3667.
  - PARCEL OF LAND IS SUBJECT TO AVIGATION EASEMENT GRANTED PER DOCUMENT NO. 2138891.
  - PER ARROWCREEK DEVELOPMENT AGREEMENT, NO RESIDENTIAL DEVELOPMENT IS ALLOWED WITHIN THE BOUNDARIES OF THIS MAP.
  - REFER TO DOCUMENTS NO. 2460564 AND 2460565 FOR EMERGENCY ACCESS EASEMENT.
  - THE PURPOSE OF THIS SURVEY IS TO DEPICT THAT AREA GRANTED TO WASHOE COUNTY BY DOCUMENT NO. 4003158.



**SURVEYOR'S CERTIFICATE**  
I, GEORGE FONG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:  
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SOUTH TRUCKEE MEADOWS GENERAL IMPROVEMENT DISTRICT.  
2. THE LANDS SURVEYED LIE WITHIN THE W1/2 OF SECTION 24, T.18N., R.19E., M.D.M., AND THE SURVEY WAS COMPLETED ON MARCH 14, 2010.  
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.  
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



**TAXATION CERTIFICATE**  
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER  
*[Signature]* DATE 5/11/2011  
DEPUTY

**TITLE COMPANY CERTIFICATE**  
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SAGE RIDGE SCHOOL, A NEVADA NON-PROFIT CORPORATION, AND SOUTH TRUCKEE MEADOWS GENERAL IMPROVEMENT DISTRICT OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AS "PARCEL 1A (PORTION OF PARCEL 1 OF PARCEL MAP 3667) AND "WELL SITE PARCEL 1B", RESPECTIVELY, AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LANDS; THAT CROSSBOW NUMBER 1, LLC, HOLDS OF RECORD A SECURITY INTEREST IN "PARCEL 1A (PORTION OF PARCEL 1 OF PARCEL MAP 3667)" AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

TICOR TITLE OF NEVADA, INC.  
BY: *[Signature]* DATE May 10, 2011  
TITLE OPERATIONS MANAGER, V.P.

**DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE**  
THE FINAL PARCEL MAP CASE NO. PM10-002 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.  
THIS FINAL MAP IS APPROVED AND ACCEPTED THIS 13th DAY OF May, 2011, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

*[Signature]*  
DAVID S. PHILIPS, ICMA-CM, ACTING COMMUNITY DEVELOPMENT DIRECTOR

**GOVERNING AGENCY CERTIFICATE**  
THE PARCEL MAP REQUIREMENT IS HEREBY WAIVED IN ACCORDANCE WITH NRS 278.464 AND WASHOE COUNTY DEVELOPMENT CODE SECTION 110.606.05(d) AND 110.606.75.

*[Signature]* DATE 5-13-11  
MICHAEL GUMP, WASHOE COUNTY SURVEYOR  
MICHAEL E. GUMP  
Exp. 6-30-11

<p><b>RECORD OF SURVEY</b> SUPPORTING A PARCEL MAP WAIVER FOR SOUTH TRUCKEE MEADOWS GENERAL IMPROVEMENT DISTRICT SITUATE WITHIN THE W1/2 OF SECTION 24, T.18N., R.19E., M.D.M. BEING A PORTION OF PARCEL 1 OF PARCEL MAP 3667</p>		<p>COUNTY RECORDER'S CERTIFICATE FILE NO: 4003163 FILED FOR RECORD AT THE REQUEST OF <i>[Signature]</i> ON THIS 16 DAY OF May, 2011 AT 14 MINUTES PAST 10 O'CLOCK A.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.</p>	
<p>WASHOE COUNTY NEVADA</p> <p><b>C &amp; M ENGINEERING AND DESIGN, LTD</b> 9498 DOUBLE R BLVD., SUITE B RENO, NV 89521 PHONE: (775) 856-3312 FAX: (775) 856-3318</p>		<p>JOB NO. 09-007.01 DATE 10/16/09</p> <p>SHEET 1 OF 1</p> <p>By: <i>[Signature]</i> DEPUTY 21.00</p>	

CUMULATIVE INDEXES  
SHOULD BE EXAMINED  
FOR ANY SUBSEQUENT  
CHANGES TO THIS MAP

4003163

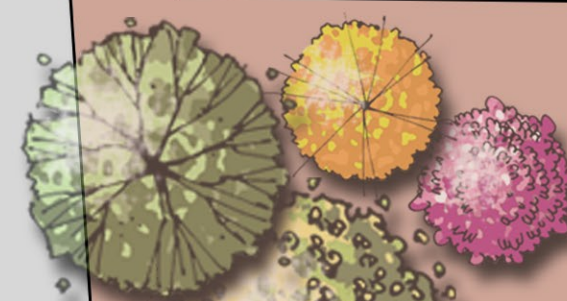
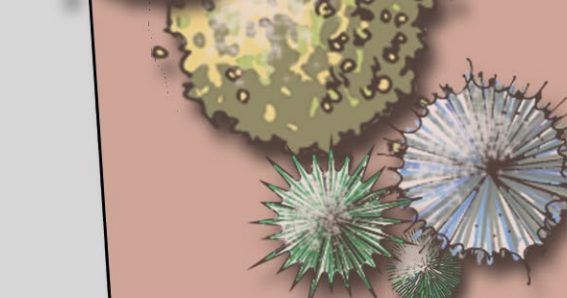
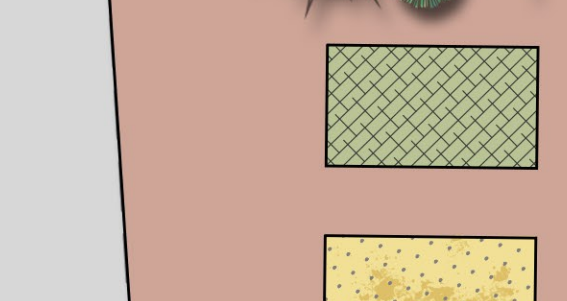

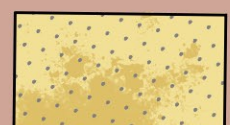
Record of Survey Map 5334

CUMULATIVE INDEXES  
SHOULD BE EXAMINED  
FOR ANY SUBSEQUENT  
CHANGES TO THIS MAP





**PLANT LEGEND**

-  FLOWERING TREES
-  DECIDUOUS SHADE TREES
-  EVERGREEN TREES
-  LANDSCAPE AREA
-  RIP RAP/RE-VEGETATION AREA

FUTURE BLDG PAD 1

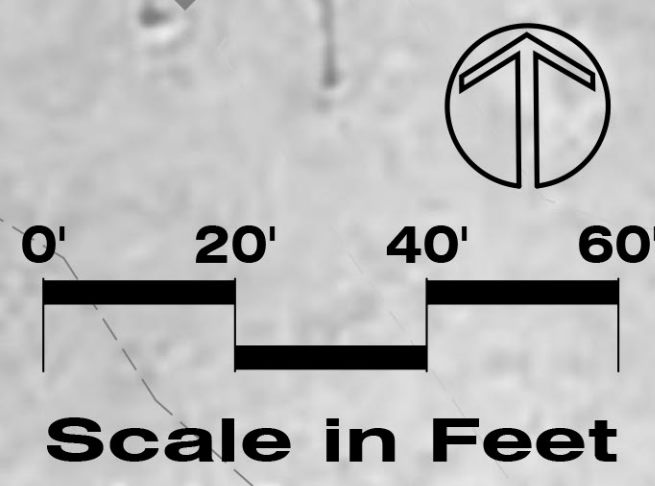
FUTURE BLDG PAD 2

EX. SHED

POTENTIAL COURTYARD/  
OUTDOOR ACTIVITY AREA

CROSSBOW COURT

LIMITS OF GRADING



**LANDSCAPE DATA**

GYM PHASE DEVELOPMENT AREA = 101,073 SQ FT (2.32 ACRES)  
 FUTURE BLDG PHASE DEV AREA = 46,521 SQ FT (1.07 ACRES)  
 CORPORATE AREA: WASHOE COUNTY ZONING: LDS (LOW DENSITY SUBURBAN)  
 REQUIRED LANDSCAPE AREA = 29,519 SQ FT (20% OF DEVELOPMENT AREA)  
 PROVIDED LANDSCAPE AREA = 29,519 SQ FT MIN.

- TREES REQUIRED = 99
- 1 TREE PER 300 SQ FT OF REQUIRED LANDSCAPE AREA
- INCLUDES
- 1 TREE PER 10 PARKING SPACES (61 SPACES PROVIDED) = 6
  - 1 TREE PER 50 LN FT OF STREET FRONTAGE (114 LN FT) = 3
- TREES PROVIDED = 99 MIN.

**GENERAL NOTES**

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) TREES SHALL BE A MIXTURE OF EVERGREEN AND DECIDUOUS
  - ONE HALF OF ALL DECIDUOUS TREES SHALL BE A MIN. OF 2" CAL., THE REMAINDER MAY BE 1" CAL.
  - ONE HALF OF ALL EVERGREEN TREES SHALL BE A MIN. OF 7' HT., THE REMAINDER MAY BE 5' HT.
- 3) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
- 4) ALL SHRUB BEDS WILL RECEIVE 3" DEPTH MULCH WITH WEED CONTROL.
- 5) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
- 6) PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER AGENCY REQUIREMENTS. PLANT LOCATIONS, FINAL SPECIES SELECTION, AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS.

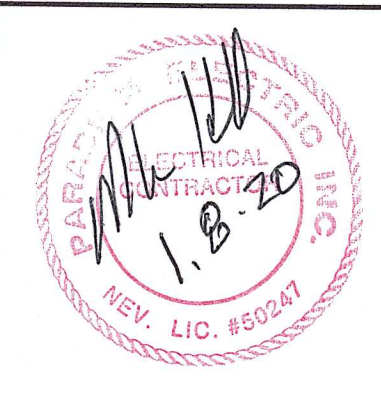
No.	Revision Date

LA No: 651-502-12-20  
 Designed: RPH  
 Drawn: KMK  
 Checked: RPH  
 Date: 01/06/2021



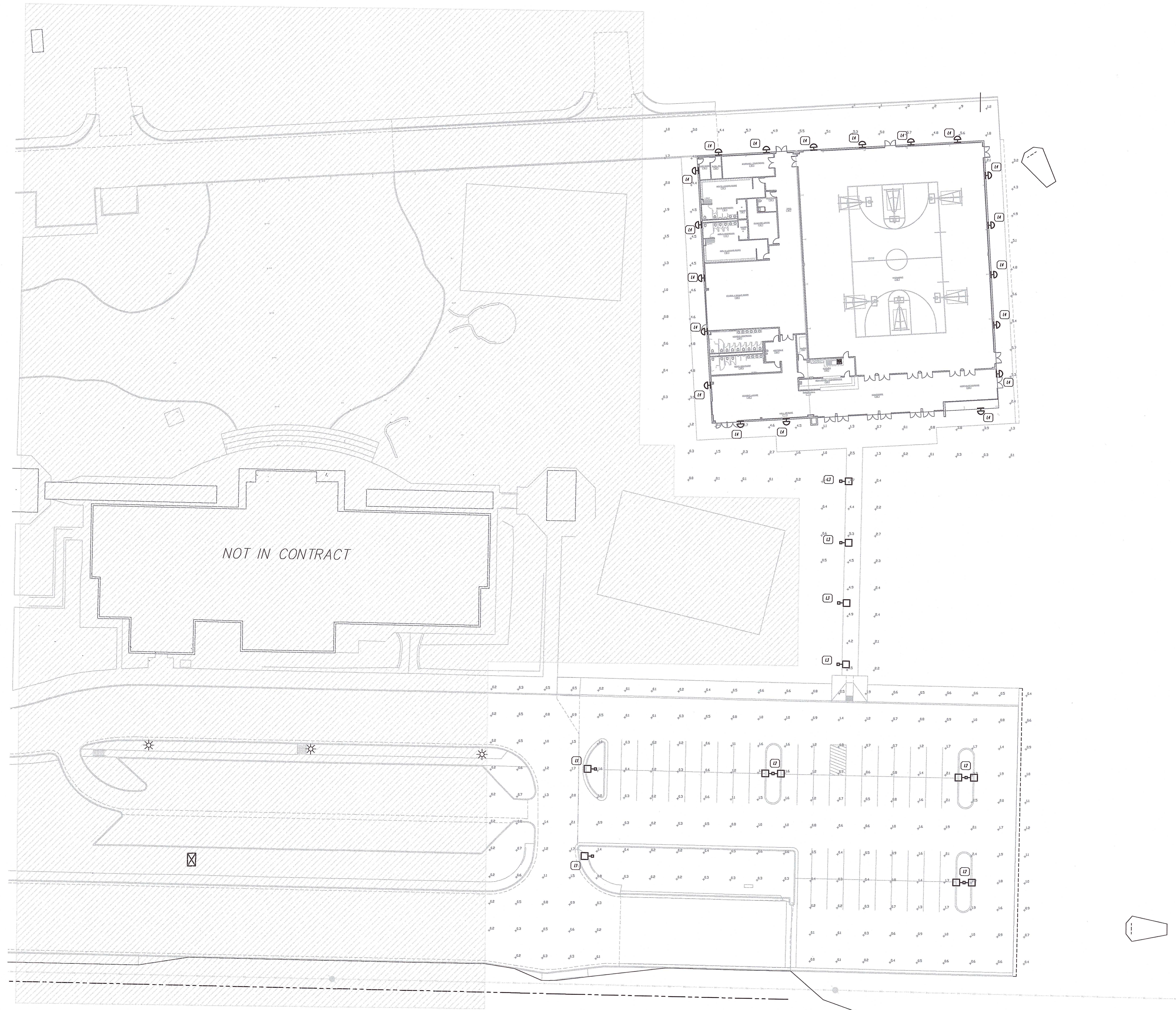


521 vista blvd  
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Fax: 775.356.7575  
NCL #50247  
CCL #963493

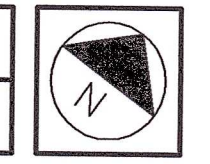


A PROPOSED NEW GYMNASIUM IMPROVEMENT FOR:  
**SAGE RIDGE GYM**  
0 CROSSBOW COURT  
RENO, NEVADA 89511

LIGHTING FIXTURE SCHEDULE			
LIGHTING FIXTURE CATALOG NUMBERS ARE SERIES TYPE ONLY. PROVIDE TRIMS, BALLASTS, MOUNTING EQUIPMENT, FITTINGS AND LAMPS AS REQUIRED BY THE SPECIFICATIONS AND PROJECT CONDITIONS FOR A COMPLETE INSTALLATION. THIS IS NOT A STANDALONE SCHEDULE AND FIXTURES MUST INCORPORATE ALL WORK INDICATED OR IMPLIED THROUGHOUT THE DRAWINGS AND SPECIFICATIONS. (NOTE: ALL EMERGENCY FIXTURES THAT INDICATE AS EMERGENCY ARE BY NATIONAL STANDARD 90 MIN EMERGENCY CAPACITY)			
TYPE	SYMBOL	SKETCH	DESCRIPTION AND MANUFACTURER
U1			LED SINGLE HEAD POLE FIXTURE WITH BUILT-IN DRIVER DARK BRONZE 20' HEIGHT ON 3" BASE 4 INCH SQUARE STEEL POLE LAMP: LED INCLUDED 4000K 120/277 VOLTAGE: MANUFACTURER: LITHONIA SUBSTITUTIONS: <input checked="" type="radio"/> OR EQUAL <input type="radio"/> SUBJECT TO REVIEW <input type="radio"/> NO EQUAL
U2			LED SINGLE HEAD POLE FIXTURE WITH BUILT-IN DRIVER DARK BRONZE 12' HEIGHT ON FLUSH BASE 4 INCH SQUARE STEEL POLE LAMP: LED INCLUDED 4000K 120/277 VOLTAGE: MANUFACTURER: LITHONIA SUBSTITUTIONS: <input checked="" type="radio"/> OR EQUAL <input type="radio"/> SUBJECT TO REVIEW <input type="radio"/> NO EQUAL
U3			LED SINGLE HEAD POLE FIXTURE WITH BUILT-IN DRIVER DARK BRONZE 12' HEIGHT ON FLUSH BASE 4 INCH SQUARE STEEL POLE LAMP: LED INCLUDED 4000K 120/277 VOLTAGE: MANUFACTURER: LITHONIA SUBSTITUTIONS: <input checked="" type="radio"/> OR EQUAL <input type="radio"/> SUBJECT TO REVIEW <input type="radio"/> NO EQUAL
U4			LED SINGLE WALL MOUNTED FIXTURE DARK BRONZE IN COLOR MOUNTED AT +12' LAMP: LED INCLUDED 4000K 120/277 VOLTAGE: MANUFACTURER: LITHONIA SUBSTITUTIONS: <input checked="" type="radio"/> OR EQUAL <input type="radio"/> SUBJECT TO REVIEW <input type="radio"/> NO EQUAL



**A** **SITE LIGHTING**  
**E1.1** SCALE: 1" = 30'-0"



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**CONTRACTOR**  
These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under the contract's license category authorized under NRS 624

Company Name <b>Paradigm Electric, Inc.</b>	(Please Print) Contractor <b>Mike Hall</b>
Contractor License Number <b>50247</b>	Representative OR Master or O.L. if Plumbing or Electrical and Number
Paradigm Electric, Inc.	
Plans Prepared By:	

REVISIONS	

DRAWN:	PEI
CHECKED:	MH
DATE:	1-8-21
JOB NUMBER:	21-004

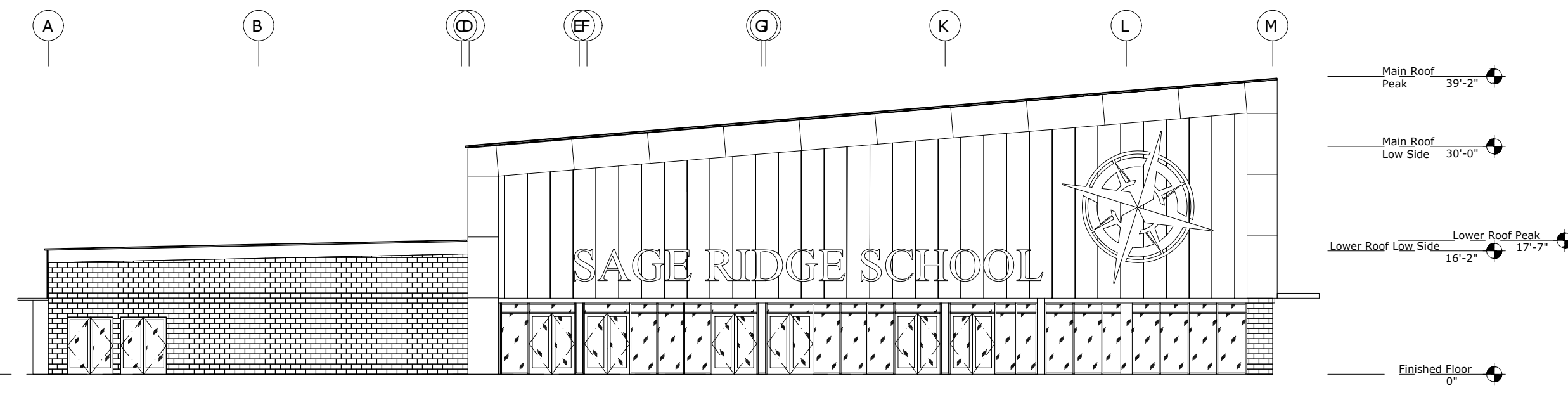
**SHEET TITLE**  
**SITE LIGHTING PLAN**

**E1.1**

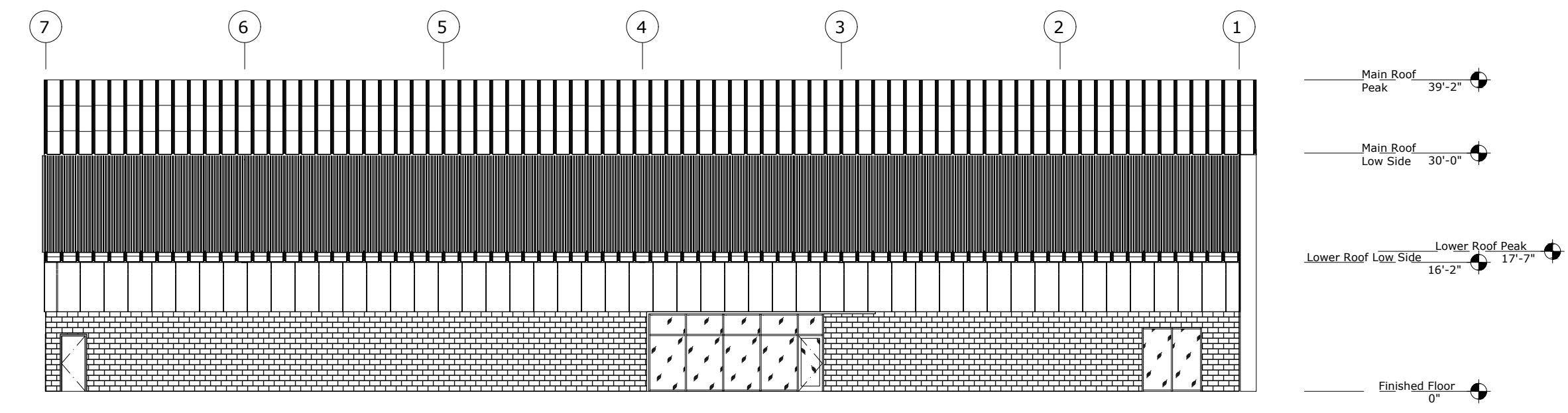




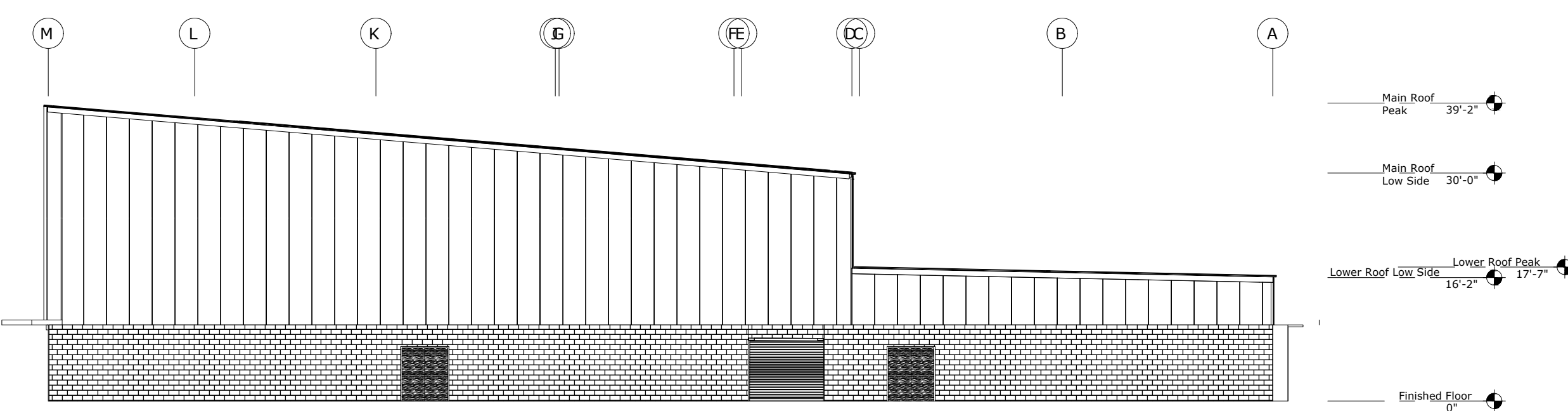




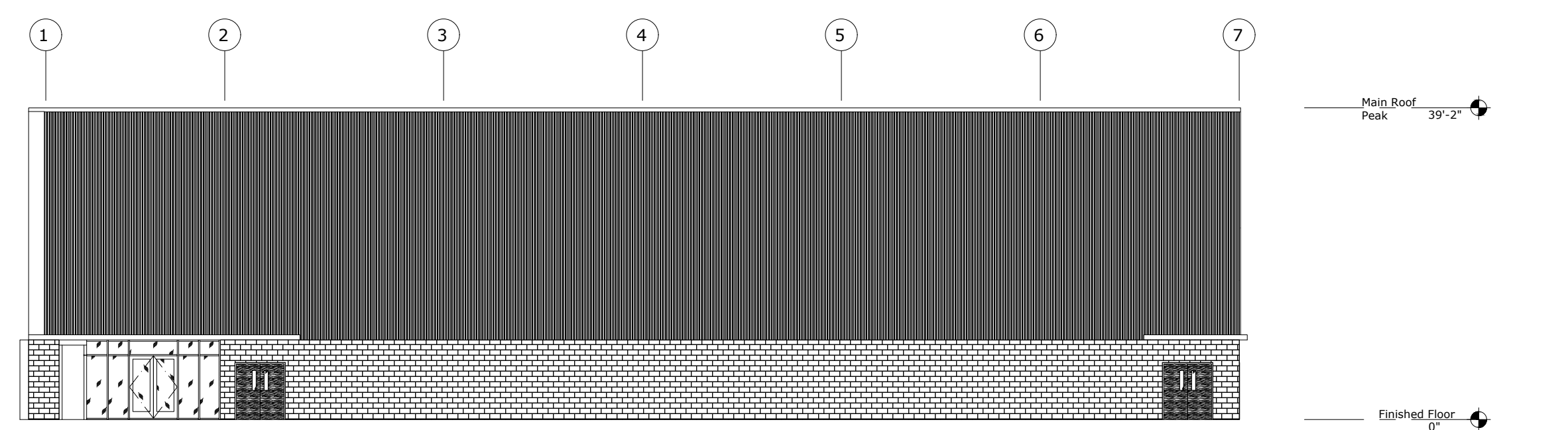
East Elevation  
SCALE: 1/16" = 1'-0"



South Elevation  
SCALE: 1/16" = 1'-0"



West Elevation  
SCALE: 1/16" = 1'-0"



North Elevation  
SCALE: 1/16" = 1'-0"

A PROPOSED NEW TENANT IMPROVEMENT FOR:

SAGE RIDGE GYMNASIUM

0 CROSSBOW CT.  
RENO, NEVADA 89511

REVISIONS

SHEET TITLE
ELEVATIONS

DRAWN:	RLS
CHECKED:	RLS
DATE:	12/29/2020
JOB NUMBER:	19046

A3.0